

Prepared For: Sirva Relocation

(Name of Client)

Concerning: 1843 Sul Ross Street, Houston, TX 77098

(Address or Other Identification of Inspected Property)

By: Vernon Gibson

(Name and License Number of Inspector)

Lic #: 25490

NOVEMBER 4, 2022

Date of Inspection:

Art Byrd Jr.

(Name, License Number and Signature of Sponsoring Inspector, if required)

Lic #: 1171

This property inspections report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read **ALL** of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include operability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. The inspector may provide comments whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers and appraisers. You should also attempt to determine whether repairs renovation, remodeling, additions, or other such activities have taken place at this property, It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies, which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems

This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.

and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

* Cosmetic Items are SPECIFICALLY EXCLUDED from this report.

* The items contained in this report should not be considered a complete list of all defects. This report is limited to items that are **Readily Accessible** and the items the inspector(s) noted **at the time of the inspection**.

| | | | |
|---|----------------------|-----------------------------------|--|
| Transferee Name: Sharlene Seegoolam | | Client Reference #: 589576 | |
| Time: 12:00 p.m | Weather: Cloudy | Temp: 82 | |
| Dwelling Type: Townhouse | Age of Home: 10 | Occupied: Yes | |
| Who Present? Homeowner | Approx. Age of roof: | | |
| Exterior Wall Surfaces: Brick - Stucco type could not be determined | | | |
| Approx. Age of Heating System: 10 | | Approx. Age of Cooling System: 10 | |
| Water Supply: Public Water | Water Supply On: Yes | | |
| Sewage: Public Sewer | | | |
| Polybutylene Piping: No | ABS Piping: No | PEX Piping: Yes | |
| Sprinkler: Yes | Inground Pool: No | Spa / Hot Tub: No | |
| Termination Point of Bathroom Fans Exterior Dedicated Vent | | | |
| Operable Bathroom Window: Not Present | | | |
| Suspected Fungal Growth: No | | Suspected Asbestos: No | |
| Property AFCI Protected: Yes | | AFCI breakers tested: No | |

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ART BYRD REAL ESTATE INSPECTIONS

P.O. BOX 3338

PEARLAND, TEXAS 77588

(281) 331-9363/ (281) 770-9995 § EMAIL:artbyrd@aol.com

ART BYRD JR #1171

PROPERTY INSPECTION REPORT

Prepared For:

Globespec/Sirva Relocation IL

(Name of Client)

Concerning:

1843 Sul Ross St, Houston, TX 77098

(Address or Other Identification of Inspected Property)

11/04/2022

(Date)



Fair Day Cloudy Day Intermittent Rain Raining

12:00 Time of day OUT SIDE TEMP:82°

Age of house 10

House was occupied vacant

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ART BYRD REAL ESTATE INSPECTIONS



PROPERTY INSPECTION REPORT FORM

Globespec /Sirva Relocation IL

Name of Client

11/04/2022

Date of Inspection

1843 Sul Ross St, Houston, TX 77098

Address of Inspected Property

Vernon Gibson

Name of Inspector

25490

TREC License #

Art Byrd Jr

Name of Sponser (if applicable)

1171

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection. The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component OR constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above). ONLY those items specifically noted as being inspected on the report were inspected

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Please Take Note of the Following:

This is a report on the condition of the structure and appurtenances at the date and time of the inspection and includes only what is reported herein. This report does not treat nor are we responsible for defects which were latent or not apparent or visible at the date and time of the inspection. No Engineering or other scientific tests were performed and no examination was made to determine compliance with any governmental code or regulation; this is a visual inspection only. This report is in no way to be considered a warranty on this structure and appurtenances concerning future use, operability or suitability. ONLY the items checked (b) have been inspected and are considered to be included in this report. No surveys or assessments for environmental conditions such as asbestos, radon, lead, PCB's, or other environmental pollutants were performed.

ART BYRD INSPECTIONS may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients. The company may also receive compensation from "TPSP"s

Report Identification: 1843 Sul Ross St, Houston, TX 77098

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

| I | NI | NP | D | Inspection Item |
|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab-on-Grade Pier & Beam Other

Comments: The front right corner of the foundation is cracked/popped. Seal/repair the cracked popped foundation corner.

Performing the function for which intended



Popped corner

B. Grading and Drainage

Comments:

Gutters/Downspouts

C. Roof Covering Materials

Types of roof covering: Composition

Viewed from: Walked From Eaves from ground with binoculars

Comments: The roof inspection is limited by height and design. The roof has raised shingles and fiberglass showing on the front. Have a roofer evaluate and repair.

- Flashing, Skylights and Penetrations
- Checked for Visible Water Penetration
- Trees/Bushes



Roof raised shingle



Roof raised shingle/fiberglass

D. Roof Structure and Attic (if the attic is inaccessible, report the method used to inspect).

Viewed from: Viewed from: entered other

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Approximate Average Depth of Insulation: 8 inches

Comments:

- Attic Ventilation
- Roof Structure and Sheathing
- Cornice/Eaves/Soffit

E. Walls (Interior and Exterior) –

Comments:

Exterior: Brick Stone Stucco cement fiber board other
Interior:

F. Ceilings and Floors –

Comments:

G. Doors (Interior and Exterior) –

Comments:

Is garage barrier door self-closing? Yes no N/A

H. Windows –

Comments: All operable windows on the home are missing the screens. Install window screens for safety.

Fogged windows yes no



Window screens missing



Window screens missing

I. Stairways (interior and exterior) –

Comments:

J. Fireplaces and Chimneys

Comments:

- Interior Firebox and Visible Flue
Type(s): Metal Box And Flue masonry/Brick Insert other
- Attic Flue Penetration Fire stopping
- Damper Operation
- Gas Log Lighters & Valves (location)

NOTE: Inspection of Flue(s) / liner(s) is limited to visually accessible areas at the time of inspection only

K. Porches, Balconies, Decks and Carports –

Comments:

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

***NOTE* 220 volt outlets and non-accessible outlets were not tested**

- Service Entrance Panels (Amp) 200
- Visible Wiring Types(s): (Service)
 - Copper Aluminum
- Wiring Condition(s)
- Service Drop/Weatherhead/Mast
- Grounding System (Electrode/Conductor(s)) The service conductors are missing the anti-oxidant paste. Install the anti-oxidant paste to the service conductors for safety.
- Panel board(s)
- Main Disconnect(s)
- Over current Protection



Missing anti-oxidant paste

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring Copper Aluminum Other

Comments:

- Wiring/Boxes/Conduit/Gutters
- Grounding/Bonding
- Equipment Disconnects
- Improper use of extension cords
- Receptacle(s) & Switch (es) Lights, Fans, Etc.)
- Are receptacle(s) tamper resistant yes no (**if no, Install tamper resistant outlets**)
- Lights, Fans, Etc.)
- Smoke detectors near kitchen in bedroom in halls to bedrooms
- Carbon Monoxide present Not Present Install near sleeping rooms
- Arc fault Circuit Interrupter(s) present yes no
- Ground Fault Circuit Interrupter(s)
 - Bathroom(s) Kitchen Garage Exterior Pools Other

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment: -

(1) Type of System: **Forced Air** **Heat Pump** **other**
 Energy Source: **gas** **Electric** **age 10**

Comments:

- Thermostat/Controls/Limit Controls
- Burner Assembly/Compartment
- Vent Pipe: Clearance/Routing/Termination
- Combustion Air/Draft Air
- Is shut-Off Valve accessible yes no location is sediment trap present yes no

B. Cooling Equipment -

Type of System: Unit # 1 central wall unit other **age 10**

Comments: The temperature differential is not within acceptable range. Have an HVAC technician evaluate and repair.

Supply: 57 °F Return 71 °F Temperature Differential: 14 ° Δ

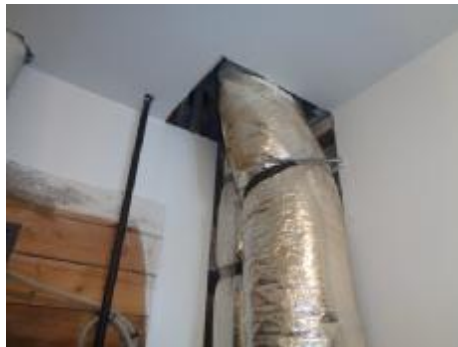
C. Duct System, Chases, and Vents -

Comments:

- Ducts *The ducts in the attic are damaged. Repair the damaged ducts for proper operation. The ducts in the attic closet are touching each other and the wall. Separate ducts to prevent moisture damage.*
- Supply Air Flow
- Supply/Return Plenums



Damaged ducts



Ducts touching

IV. PLUMBING SYSTEM

A. Plumbing Supply, distribution System and Fixtures -

Location of water meter: Street

Location of main water supply valve: Right

Static water pressure reading 60 psi.

Comments:

Type of supply pipes: Copper Plastic PEX Ferris

Water connections to icemakers are not tested

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- Identification (Orientation) of Hot/Cold Faucets

- Kitchen Sinks
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Spray Attachment(s)
 - Drains/Pipes/Stops

- Laundry Connections/Sink(s)
 - Faucet Assembly(s)/Supply Pipes/Valves

- Wet Bar Sink(s)
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops

- Bath Room Group(s) Primary (5)
 - Lavatory(s)
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops
 - Tub and Shower Units
 - Faucet Assembly(s)/Supply Pipes/Valve
 - Drains/Pipes/Stops
 - Enclosures(s)/Shower Pan
 - Commode(s)
 - Supply Pipes, Valves, Bowl, Tank, Anchorage

- Bath Room Group(s) Downstairs (3)
 - Lavatory(s)
 - Faucet Assembly(s)/Supply Pipes/Valves There is continuous water flow from the tub faucet when the shower diverter is in operations. Repair or replace the shower diverter for proper operation.
 - Drains/Pipes/Stops
 - Tub/Shower Units
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops
 - Enclosures(s)/Shower Pan
 - Commodes
 - Supply Pipes, Valves, Bowl, Tank, Anchorage



Diverter

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|---|----|----|---|-----------------|

- Bath Room Group(s) Top floor (3)
- Lavatory(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Tub and Shower Units
- Faucet Assembly(s)/Supply Pipes/Valve
- Drains/Pipes/Stops
- Enclosures(s)/Shower Pan
- Commode(s)
- Supply Pipes, Valves, Bowl, Tank, Anchorage*

- Bath Room Group(s) Half bath (2)
- Lavatory(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Commode(s)*
- Supply Pipes, Valves, Bowl, Tank, Anchorage*

- Exterior Faucets/Fixtures* Exterior faucets not inspected due to winterization.
- Backflow Prevention* present absent



All exterior faucets Winterized

- B. Drains, Wastes, Vents –**
- Commentes :*
- Type: Fixtures Plastic Iron Other
- Functional Flow/Backflow Prevention

- C. Water Heating Equipment**
- Energy Source: Gas Is shut off valve accessible sediment trap present yes no
- Electric is a disconnect present yes no
- Capacity N/A **gallons** **10 age**

Comments:

(Report as deficient those conditions specifically listed as recognized hazards by TREC rules.)

- Tank & Fittings and Installation
- Temp & Pressure Relief Valve/Drain line
- Safety Pan & Drain and Location
- Attic garage (or room opening into garage) other
- Physical Protection yes no

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18" Clearance from Ignition Source to Floor

D. Hydro-Massage Therapy Equipment –

Comments:

- Operation/Controls/Switches
- Ground Fault Protection yes no
- Valves/Ports
- Pump/Motor/Accessibility yes no

The pump/motor for the hydro tub is not accessible. Install an access panel to the pump/motor.



E. Gas Distribution Systems and Gas Appliances–

Location of gas meter: Right side

Type of gas distribution piping materials: Black piping

Are gas lines bonded yes no The gas distribution system is not bonded. Bond the gas distribution system,

Comments:



F. Other

Comments:

V. APPLIANCES

A. Dishwashers -

Comments:

- Brand
- Operation
- Door Gaskets, Control Knobs
- Checked for Rust
- Discharge Hose or Piping
- Unit Mounting

B. Food Waste Disposers -

Comments:

- Operation
- Splash Guard, Grinding Components

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- Checked for Mounting/Excessive Vibration
- Checked for Water Leaks

C. Range Hood and Exhaust system-

Comments:

- Vented recycling down draft
- Operation of Filter, Switches & Blower

D. Ranges, Cooktops, and Ovens –

Comments:

- Ranges Electric Elements Gas Burners
- Ovens Electric Elements Gas Burners
- Temperature: 351°F / °F@350 °F
- Knobs, Pans and Other Parts
- Anti-Tip Device
- Is gas shut off valve accessible yes no

E. Microwave Ovens

Comments:

Operation: No radiation leakage tests performed.
Operation in manual mode only

F. Mechanical Exhaust Vents and Bath room Heaters –

Comments:

G. Garage door Operators

Comments:

H. Dryer exhaust Systems

Comments:

- Vented to exterior not vented to exterior

I. Other

- *Comments:*

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- See Attachment

**B. Swimming Pools, Spas, hot Tubs, and Equipment-
Type of Construction**

Comments

- See Attachment

C: Out Buildings:

Comments:

D: Private Water Well (A coliform analysis is recommended)

Type of Pump

Type of Storage Equipment

Comments:

- See Attachment

E: Private Sewage Disposal (Septic) Systems –

Type of System

Location of Drain Field

Comments:

- See Attachment

F: Other

Comments:

GlobeSpec

370 S. Main Place, Carol Stream, IL 60188 Phone (800) 231 1301 Fax (800) 566 7329 Internet: www.globespec.com

National Residential and Environmental Inspections

Reporting Disclaimer – Indoor Air Quality (Moisture Intrusion / Fungal Growth)

Testing and/or inspecting of indoor air quality is outside the parameters of this inspection. Unless explicitly and individually contracted for and separately reported, GlobeSpec has not performed any inspections or testing for the presence or absence of indoor air pollutants.

The report may contain, for informative reasons only, the notation of visible moisture intrusion/fungal growth or conducive conditions to moisture intrusion/fungal growth. Those who wish further testing and evaluations are urged to contact indoor air quality experts.

GlobeSpec can arrange, for an additional cost, to have professionals conduct actual testing if needed for any specific indoor air pollutant.

Information on Indoor Air Quality can be obtained from the federal Environmental Protection Agency (EPA).

Contacts for the EPA:

EPA Website: www.epa.gov (enter in the search box – “indoor air quality”)

Mail: EPA Indoor Air Quality Information Clearinghouse

P.O. Box 37133

Washington, DC 20013

Phone: 800-438-4318